

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	ROSEN TR SETH I
Owner 2:	ROSEN TR LISA M
Owner 3:	LISA M ROSEN LIVING TRUST
Street 1:	53 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MOSTUE - BROOKS A
Owner 2:	MOSTUE - PATRICIA M
Street 1:	3 LEXINGTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2023

NARRATIVE DESCRIPTION

This parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1926, having primarily BRICK Exterior and 3427 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78257.6		SQUARE FE	PRIME SITE		0	11.98	1.02	R4									952,142						952,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.797	770,600		952,100	1,722,700
Total Card	1.797	770,600		952,100	1,722,700
Total Parcel	1.797	770,600		952,100	1,722,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		502.68	/Parcel: 502.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	729,800	0	1.797	924,300	1,654,100		Year End Roll	12/2/2024
2024	101	FV	719,800	0	1.797	906,000	1,625,800		Year end	11/9/2023
2023	101	FV	714,700	0	1.797	735,200	1,449,900	1,449,900	Year end	11/3/2022
2022	101	FV	618,300	0	1.797	680,300	1,298,600	1,298,600	Year End Roll	10/19/2021
2021	101	FV	578,800	0	1.797	635,800	1,214,600	1,214,600	Year End Roll	10/15/2020
2020	101	FV	573,900	0	1.797	659,700	1,233,600	1,233,600	Year End Roll	9/26/2019
2019	101	FV	520,500	0	1.797	642,200	1,162,700	1,162,700	Create Final va	6/4/2019
2018	101	FV	520,500	0	1.797	642,200	1,162,700	1,162,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSTUE,BROOKS A	64649-259		12/12/2014		1,100,000	No	No		
MACKENZIE ETHEL	22746-110		12/18/1992		343,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2025	R-25-0056		6,338	C				insulate & weather
10/12/2016	6583	RENO-ADD	50,000	C	6/20/2017			Convert a porch in
4/2/2015	6045	RENOVATI	67,000	C	5/29/2015			Amend bldg permit
1/5/2015	5986	RENOVATI	135,000	C	5/29/2015			Remove brick venee
7/16/1996	1004-96	RENOVATI	41,000	C	7/9/1997			
6/8/1995	742-95	MANUAL	250	C	6/13/1996			STEPS
6/22/1993	273	RENOVATI	10,000	C	7/9/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
6/20/2017	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
7/9/1997	MEAS+INSPCTD	602	
12/8/1995	MEAS+INSPCTD	606	
6/28/1994	FIELDREV CHG	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

